

**City of Eau Claire  
Plan Commission Minutes  
Meeting of October 2, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Klinkhammer, Larsen, Pederson, Seymour, Radabaugh;  
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Ms. Ebert.

1. **COMPREHENSIVE PLAN AMENDMENT**

**REZONING (Z-1612-17) – R-3 to C-2P, Women’s Shelter**

**CONDITIONAL USE PERMIT (CZ-1713) – Ground Floor residence in C-2P zoning**

Mr. Tufte presented a request to amend the City of Eau Claire Comprehensive Plan (Planned Land Use Map) from residential to commercial, to rezone properties from R-3 to C-2P with a general development plan to allow the Hope Gospel Women’s facility and to approve a conditional use permit for ground residence in C-2P zoning district at 2306 and 2320 Frank Street. The subject site’s use right now is an assisted living center. The existing women’s facility across Clairemont Avenue also has a conditional use permit and is commercial. The existing two buildings will be used for the shelter with parking for up to 10 staff. There will be 11 units for families and 7 for women. The proposal must meet the criteria of the Comprehensive Plan. The narrative states what activities will occur in the building. Any change of specific use requires Plan Commission and City Council approval. Screening to the east and north property lines will be needed. A fence should be placed along the east line.

Applicant, Craig Pedersen of Hope Gospel Mission, provided a brief history of their care and meeting community needs. Hope is seeing a greater demand for services for women and their families. They have had to decline services more often lately, up to once a week. This facility could provide a greater resource. To be proactive, they held an open house on August 10<sup>th</sup>. Residents who came stated there were no concerns. They did a press conference as well, sent out letters to neighbors and door-knocked to notify the residents. He also stated this facility will serve a need for children to learn life-skills and provide trauma assistance.

Chris Headland, with Hope Gospel, stated the space in each room will limit the amount of children and families; more than four is rare, but usually is it one or two children.

Linnette Moren, S12748 U.S. Hwy 53, Osseo, WI 54758, stated she has benefited from Hope’s services and they helped her family gain life-skills. The facility provides stability and resources in difficult situations. It matters to next generations so they can break the cycle and become good citizens.

Ronda Hudson, 2215 Moholt Drive, stated the neighbors are excited about Hope coming and they welcome the chance for the children to not sleep in cars by Delong Middle School this year. She said Eau Claire needs a place like this for the children and their mothers.

Valerie Jevne, 2341 Moholt Drive, stated coming generations need more guidance and was in favor of the project.

Tim Pabich, 6176 188<sup>th</sup> Street, a board member of the Hope was supportive of the new shelter and is working on the men's shelter as well. He said Hope is a worthwhile organization to be involved in and this is a solution to meet community needs. The site is also close for work, training and schooling and is in a proper transition area from residential to commercial.

Jeff Riebe, 2010 Francis Street, stated his business takes him to places where he might see challenging family dynamics and this facility will meet a need. As a city, he said, we need to better address this drug epidemic and this is one important step.

Kaitlyn Moran, 706 7<sup>th</sup> Avenue, stated she has experience with alcoholic families and this is a facility where the child can see their parent become a hero. When kids see their parents fight, they can overcome. Something like this is a wonderful thing for the community and families.

Ms. Mitchell stated they have met the land use criteria and they have put in the work to reach out to the neighbors to explain the proposal.

Mr. Larsen moved to recommend approval of the Comprehensive Plan amendment, the rezoning and the conditional use permit subject to the conditions of the staff report. Mr. Klinkhammer seconded and motion carried.

2. **REZONING (Z-1613-17) – TR-1A to R-1P, 4517 Harless Road**

Mr. Tufte presented a request to rezone property from TR-1A to R-1P with a general development plan to allow for reduced lot width at 4517 Harless Road. The CSM notes 3 lots with the existing home on the west lot, a 26' wide flag lot in between and a lot to the east having a reduced width of 16', at the right-of-way. However, the future home's front yard setback of 66.2' will create a lot width of 82' and place it in line with the existing home to the north.

Applicant, Jon Holzinger of 2117 Taft Avenue, stated there will be no easement need with the flag lot being approved. The existing home's location is what made it hard to create the other lots.

Paul Holzinger, 704 Mitscher Avenue, stated they were thinking to do five or six lots but this is a better lot design configuration in the end.

Derek Calmeni, 4424 Harless Road, stated he is a neighbor and supports their development.

Mr. Klinkhammer moved to recommend approval of the rezoning subject to the conditions of the staff report. Mr. Pederson seconded and motion carried.

3. **REZONING (Z-1614-17) – RMP to C-1P, 1814 Bellinger Street**

Applicant requested the item be withdrawn and no one spoke at the hearing.

4. **PRELIMINARY PLAT (P-9-17) – Faanes Acres**

Mr. Tufte presented a request to approve a 10-lot preliminary plat for Faanes Acres. One outlot is needed for stormwater. Utilities will be provided per the development agreement. The road continues to the north with Hoyem Lane.

Applicant, Dan Knowlton, with Kramer Land Design Studio spoke in support of the plat.

Mr. Klinkhammer moved to approve the preliminary plat subject to the conditions of the staff report. Mr. Granlund seconded and motion carried.

5. **SITE PLAN (SP-1727) – Candlewood Suites, 4937 Bullis Farm Road**

Mr. Tufte presented a request to approve a site plan for a Candlewood Suites at 4937 Bullis Farm Road. The new 4-story hotel will hold 81 units and have 91 parking stalls. A pedestrian link to Bullis Farm Road should be provided. Flag poles need to be set back and will be reviewed with sign permit. A trip generation analysis needs to be submitted so the use can be evaluated against the master traffic analysis for the larger development. A drainage easement needs to be obtained with the hotel to the south. If not, there are other options to consider.

Applicant, Tim Pabich with Royal Construction, stated he is one of the owners of the southern lot so the drainage easement should not be a problem. They will perform a traffic study and will satisfy all conditions.

Ms. Mitchell moved to approve the site plan subject to the conditions of the staff report. Mr. Klinkhammer seconded and motion carried.

6. **DISCUSSION/DIRECTION**

A. Code Compliance Items  
None.

B. Future Agenda Items  
None.

C. Additions or Corrections to Minutes  
None.

7. **MINUTES**

The minutes of the meeting of September 18, 2017 were approved.

  
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Craig Brenholt, Secretary